

MARTINSVILLE PLAN COMMISSION
MEETING MINUTES
October 24, 2006

Chairman David Barger called the meeting of the Martinsville Plan Commission to order at 7:00 PM on Tuesday, October 24, 2006, in the Council Chambers of City Hall, Martinsville, IN.

ATTENDANCE: Those members present were:

David Barger, Chairman
Douglas Arthur
Terry Collier
Ross Holloway
Mike Kirsch
Marilyn Siderewicz, Secretary
Joanne Stuttgen
David Trout, Vice Chairman
Richard Walters
Tom Williams
Rod Bray, Attorney

MINUTES: Terry Collier made a motion to approve the minutes of the August 22, 2006, meeting. The motion was seconded by Tom Williams and passed unanimously.

David Trout made a motion to approve the minutes of the September 26, 2006, meeting. The motion was seconded by Tom Williams and passed unanimously.

P-06-10-01. Ohio & 37, LLC, 30 S. Meridian Street, Indianapolis, IN.
Requested approval of a one lot Minor Plat, known as Goodwill Minor Plat, with approximately 3.681 acres, located at the southeast corner of Bill's Boulevard and Orange Street.

Brad Ott, Civil Designs, made the presentation to the Plan Commission. Mr. Ott said the purpose of this plat request was to support a real estate transaction whereby the buyer was requiring the seller to have the 3.6-acre site platted into a one-lot subdivision.

City Engineer, Ross Holloway, stated that the plat is fine but would need storm water approval.

REMONSTRATORS: None.

MOTION:

Terry Collier made a motion to recommend approval of a one lot Minor Plat, known as Goodwill Minor Plat, with approximately 3.681 acres, located at the southeast corner of Bill's Boulevard and Orange Street. The motion was seconded by David Trout and passed unanimously.

P-06-10-02. SWG, Inc., P.O. Box 1573, Martinsville, IN.
Requested approval of a two lot Minor Plat to be known as ASB Minor Plat, located at 1410 S. Ohio Street.

Ross Drapalik made the presentation. A drawing of the area in question was distributed to the Commission. Mr. Drapalik stated that his client wished to combine two lots and then subdivide into Lots 1 and 2. A Development Note had been added to the plans. There would be one access easement on Lot 2.

City Engineer, Ross Holloway, stated that the plat is fine. Water management would be necessary, and the rules would have to be followed. Nothing can be done that would compound the water situation.

REMONSTRATORS: None.

MOTION:

David Trout made a motion to recommend approval of a two lot Minor Plat to be known as ASB Minor Plat, located at 1410 S. Ohio Street. The motion was seconded by Douglas Arthur and passed unanimously.

P-06-10-03. Brian and Roberta Snow, 2090 Deer Lake Drive, Martinsville, IN. Requested a zoning change from B-1 (Professional Business) to B-2 (Retail Business) on approximately 1.33 acres located at 135 Amanda Avenue.

Attorney Dale Coffey represented Brian and Roberta Snow. Mr. Coffey stated that the area is the old office area of Doctor Leo Tuason. The request is to have the area rezoned as B-2 (Retail Business). This is thought to be the highest and best use for the land. A residential area is adjacent to the property. There is no immediate plan for the property and the type of business has not been decided upon. Access to the property would be from Rueben Drive only.

Ross Holloway, City Engineer, stated that B-2 use would require no permit but any improvements would need a permit.

Joanne Stuttgen questioned the amount of parking that was available. Mr. Coffey replied that would not be a problem since there is adequate room for parking.

REMONSTRATORS:

1. John Irwin, Amanda Avenue. Concerned about additional traffic.
2. Jack Page, corner of Amanda Avenue and Kristi Lane. Concerned about school bus access.
3. Paul Walters. Questioned what B-2 zoning would allow.
4. Cheryl Page, Amanda Avenue. Concerned what might be done with property if original owner should sell.

Several neighbors were concerned about the possibility of a liquor store in the neighborhood and the possibility of access to the property from Amanda Drive.

Mr. Coffey stated there would be no liquor store and no access from Amanda Drive. There are no plans to access the lot from Kristi Lane.

MOTION:

Joanne Stuttgen made a motion to recommend approval of a zoning change from B-1 to B-2 on approximately 1.33 acres located at 135 Amanda Avenue with two provisions to be included: (1) No liquor store; and (2) No access from Amanda Drive. The motion was seconded by Tom Williams and passed unanimously.

OTHER BUSINESS:

Mike Kirsch asked to have a check made on the membership in the Indiana Plan Commission.

David Trout was concerned about the three signs on the Adkins' property.

Joanne Stuttgen was concerned about the use of the small store behind the property at 910 E. Washington Street.

All of these concerns will be investigated.

FOLLOWUP: Joanne Stuttgen introduced the quest speaker for the meeting.

ADJOURNMENT: There being no further business, the meeting adjourned.

NEXT MEETING: The next scheduled meeting will be at 7:00 PM, Tuesday, November 28, 2006.

David Barger, Chairman

Marilyn Siderewicz, Secretary

Douglas Arthur

Grady Howard (ABSENT)

Rod Bray, Attorney

Richard Walters

Ross Holloway

Joanne Stuttgen

David Trout, Vice-Chairman

Tom Williams

Mike Kirsch

Terry Collier